135.0	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,044,200	/	1,044,200
USE VALUE:	1,044,200	/	1,044,200
ASSESSED:	1,044,200	/	1,044,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		MORTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC CORMICK KELLEY J	
Owner 2:	MC CORMICK KIM CHRISTENSEN	
Owner 3:		
Street 1:	6 MORTON RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,956 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Wood Shingle Exterior and 2845 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7956.000	517,300		526,900	1,044,200
Total Card	0.183	517,300		526,900	1,044,200
Total Parcel	0.183	517,300		526,900	1,044,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.03 | /Parcel: 367.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86882
GIS Ref
GIS Ref
Insp Date 09/30/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 135.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	517,300	0	7,956.	526,900	1,044,200	1,044,200	Year End Roll	12/18/2019
2019	101	FV	290,100	0	7,956.	494,000	784,100	784,100	Year End Roll	1/3/2019
2018	101	FV	290,100	0	7,956.	408,400	698,500	698,500	Year End Roll	12/20/2017
2017	101	FV	290,100	0	7,956.	375,400	665,500	665,500	Year End Roll	1/3/2017
2016	101	FV	290,100	0	7,956.	342,500	632,600	632,600	Year End	1/4/2016
2015	101	FV	283,400	0	7,956.	335,900	619,300	619,300	Year End Roll	12/11/2014
2014	101	FV	283,400	0	7,956.	312,200	595,600	595,600	Year End Roll	12/16/2013
2013	101	FV	283,400	0	7,956.	297,100	580,500	580,500		12/13/2012

!10510!

PRINT

Date	Time
12/11/20	00:48:26

LAST REV

Date	Time
11/04/19	11:05:26

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10510

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WADSWORTH LILI	26851-547		11/25/1996		262,500	No	No		Y

USER DEFINED

Prior Id # 1:	86882
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/21/2017	1071	Addition	372,294	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2019	Left Notice	DGM	D Mann
10/29/2019	Permit Visit	DGM	D Mann
9/30/2017	MEAS&NOTICE	HS	Hanne S
3/12/2009	Inspected	163	PATRIOT
1/29/2009	Measured	372	PATRIOT
11/2/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7956		Sq. Ft.	Site		0	80.	0.83	9									526,942						526,900	

Total AC/HA: 0.18264 | Total SF/SM: 7956 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 526,942 | Spl Credit | Total: 526,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09548151
Const Adj.:	1.00989902
Adj $ / SQ:	138.291
Other Features:	132500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	579987
Depreciation:	62639
Depreciated Total:	517348

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 2			HB 1	

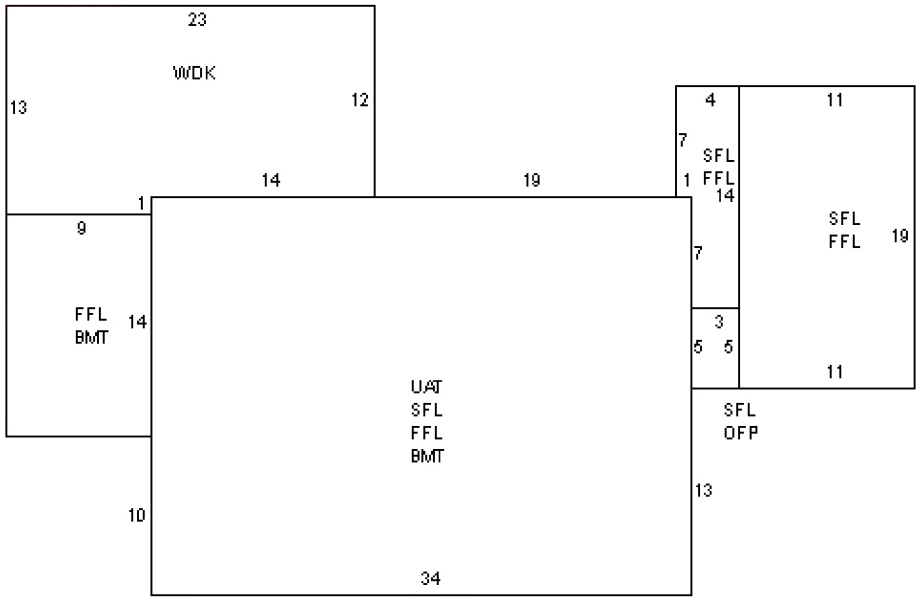
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	152.12
Special Features:	0	Val/Su Net:	134.50
Final Total:	517300	Val/Su SzAd	219.47

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,234	138.290	170,651
SFL	Second Floor	1,123	138.290	155,300
BMT	Basement	976	54.970	53,651
WDK	Deck	285	9.600	2,737
UAT	Upper Attic	213	55.320	11,755
OFP	Open Porch	15	44.440	667

Net Sketched Area:	3,846		Total:		
Size Ad	2357	Gross Are	6573	FinArea	2845

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

135.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc